

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, JUNE 24, 2025 COMMON COUNCIL MEETING
7:00 PM COUNCIL CHAMBERS, ROOM 302
128 SMITH ST. PLYMOUTH, WI 53073**

OFFICIAL MINUTES

1. **Call to order and roll call:** Mayor Pohlman called the meeting to order at 7:00 PM. On the call, the following were present: Jeff Tauscheck, Dave Herrmann, Angie Matzdorf, Diane Gilson, Mike Penkwitz, John Binder, and Kevin Sande. Also present: City Administrator/Utilities Manager Tim Blakeslee, City Attorney Crystal Fieber Police Chief Ken Ruggles, Deputy Chief Matt Starker, Finance Director Chris Russo and City Clerk/Deputy Treasurer Anna Voigt.
2. **Pledge of Allegiance.**
3. **Approval of the Consent Agenda (Alderspersons may request removal of item(s), or part thereof without debate or vote):** Motion was made by Tauscheck/Penkwitz to approve the consent agenda. Upon the call of the roll, all voted aye. Motion carried.
 - A. **Approve minutes of the meeting held Tuesday, June 10, 2025**
 - B. **Approve City and Utility Reports:**
 - I. **Electric, Water and Sewer Sales Report – May 2025**
 - II. **Utility Related Write Offs for June 2025 - \$706.92**
 - C. **Minutes acknowledged for filing — Committee of the Whole: May 27 – Joint Review Board: June 5 – Board of Appeals: June 5 - Plan Commission: June 5**
 - D. **Approve Alcohol Beverage License Applications July 1, 2025 to June 30, 2026: Approved by Police Department and Clerk’s Office**
 - E. **Approve request from the Plymouth School District to hold the annual Homecoming Parade on October 3, 2025. Line up beginning at 3:15 PM. Parade starts 4:15 PM at Mill St. and Caroline St. going East to North St.**
4. **Audience Comments:** Citizens comments must be recognized by the mayor or presiding officer and are limited to three minutes per person from those signed in on the registration sheet located at the back of the Council Chambers prior to the start of the meeting.: Deputy Chief Starker updated the Council that the siren on sunset is back to being fully operational. He thanked council and American Signal Company for getting it done quicker than they originally planned.
5. **Items removed from Consent Agenda:** None
6. **Resolution**
 - A. **No. 8 – Consideration and Possible Action on a “Resolution Creating Tax Incremental District No. 8, Approving its Project Plan and Establishing its Boundaries.”** – Blakeslee explained that the City is proposing the creation of TID #8, designated as a Rehabilitation District This district will encompass the downtown Laack Block redevelopment area and adjacent properties. It is designed to support a mix of public improvements including a redesigned/rebuilt parking lot, infrastructure upgrades, property acquisition, legal and engineering services, financing and administrative costs. Paul Boening from Ehlers presented to the Council and reviewed the project plan for TID #8. Motion was made by Tauscheck/Binder to approve resolution No.

8 establishing the boundaries and approving the project plan for Tax Incremental District No. 8. Upon the call of the roll, all voted aye. Motion carried.

- B. No 9. – Resolution Authorizing The Issuance and Sale of not to Exceed \$6,990,000 General Obligation Promissory Notes, Series 2025A–** Blakeslee explained that as part of the 2025 Capital Improvement Plan, the City intends to issue debt for the Mill Pond Dam, Collins Street Reconstruction, and the Electric storage Building. Boening from Ehlers gave a presentation and reviewed the schedule for the proposed debt issuance. Motion was made by Penkwitz/Tauscheck to approve the Resolution No. 9 Authorizing the Issuance and Sale of not Exceed \$6,990,000 General Obligation Promissory Notes, Series 2025A. Upon the call of the roll, all voted aye. Motion carried.

7. New Business:

- A. Discussion and Possible Action on Development Agreement with LAG Family LLC –** Blakeslee explained City Staff and LAG Family LLC have reached consensus on a development agreement. The agreement will facilitate the generation of approximately \$6.5 million in new tax increment through the construction of the Henry Christopher Hotel, establish TID #8, and enable the redevelopment of the West Stafford Street Parking Lot. Motion was made by Herrmann/Matzdorf to approve the Development Agreement with LAG Family LLC as presented. Upon the call of the roll, all voted aye. Motion carried.
- B. Discussion and Possible Action on Offers to Purchase Property for West Stafford Parking Lot Project (5 Properties) –** Blakeslee explained the next two items together. The primary city project of TID #8 and the Development Agreement with LAG Family LLC involves redevelopment of the West Stafford Street Parking Lot. To facilitate this project, the City needs to acquire property from five primary parcels and obtain minor easement from additional parcels. Staff has obtained signed offers from the five property owners, contingent upon several factors including the creation of TID #8, approval of the Development Agreement, and other property-specific requirements. The City aims to close on properties soon after the creation of TID #8 and construction to begin later in fall. Motion was made by Tauscheck/Sande to authorize the City Administrator to execute and finalize documentation to acquire properties for the West Stafford Parking Lot Project. Upon the call of the roll, all voted aye. Motion carried.
- C. Discussion and Possible Action on Easements for West Stafford Parking Project (3 Properties) –** Motion was made by Binder/Tauscheck to authorize the City Administrator to execute and finalize easement documentation for properties in the West Stafford Parking Lot Project. Upon the call of the roll, all voted aye. Motion carried.

8. Entertain a Motion to go into Closed Session for the following: Motion was made by Herrmann/Tauscheck to go into closed session. Upon the call of the roll, all voted aye. Motion carried.

Pursuant to Wis. Stat. 19.85 (g) conferring with legal counsel for the government body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and Pursuant to Wis. Stat. 19.85(1)(f) Considering financial, medical, social or personal

histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations regarding - North Building at parcel 59271822060

AND

Pursuant to Wis. Stat. 19.85(e) deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining require a closed session – Sargento TID #9 Application

AND

Pursuant to Wis. Stat. 19.85 (1) (c) and (e) considering employments, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – Police Union Contract

9. **Entertain a Motion to go into Open Session:** Motion was made by Matzdorf/Tauscheck to go into open session. Upon the call of the roll, all voted aye. Motion carried.
10. **Discussion and Possible Action on Closed Session Items:** None
11. **Adjourn to 7:00 PM on Tuesday, July 8, 2025:** Motion was made Binder/Herrmann to adjourn the meeting. A unanimous aye vote was cast.